

69-1-32A

#201

63-26

WARRANTY DEED

JOINT TENANCY

TRANSFER  
TAX  
PAID

**Know all Persons by these Presents,  
004630**

That, we, **DENNIS I. RIPLEY** and **ADELE C. RIPLEY**, of Belfast, County of Waldo and State of Maine, in consideration of one dollar and other valuable consideration paid by **LAWRENCE A. ADAMS** and **VICTORIA H. ADAMS**, husband and wife, both of China, County of Kennebec and State of Maine whose mailing address is P.O. Box 175, South China, ME 04358, and **AUSTIN G. OGDEN** and **LYNDA OGDEN**, husband and wife, both of China, County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **LAWRENCE A. ADAMS** and **VICTORIA H. ADAMS** and **AUSTIN G. OGDEN** and **LYNDA OGDEN** as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Commencing at a granite monument in the southerly line of Hazelwood Avenue, which granite monument is distant about two hundred thirty-six and eighty-five hundredths (236.85) feet westerly from the intersection of the south line of Hazelwood Avenue and the west line of Central Avenue; thence easterly in the southerly line of Hazelwood Avenue sixty-four and nine tenths (64.9) feet to a granite monument with an "R" cut into it; thence southerly and in a line parallel with the west line of land conveyed by Harvey D. Eaton to Albert R. Rogers about one hundred forty-four (144) feet to land now or formerly of one Johnson; thence westerly in said Johnson's north line sixty-four and nine tenths (64.9) feet to an iron pipe driven into the ground; thence northerly one hundred forty-four and seven tenths (144.7) feet to the point of beginning.

Subject to easements and restrictions of record, if any.

Meaning and intending to convey the same premises conveyed to Dennis I. Ripley and Adele C. Ripley by deed of Jeffrey A. Stone and Debra-Ann Stone dated June 9, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3561, Page 309.

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To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **LAWRENCE A. ADAMS** and **VICTORIA H. ADAMS** and **AUSTIN G. OGDEN** and **LYNDA OGDEN** as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee of the premises, that they are free of all encumbrances: that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **DENNIS I. RIPLEY** and **ADELE C. RIPLEY**, joining in this deeds as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st day of February, 1992.

Signed, Sealed and Delivered  
in presence of

*Dana Summer*  
Dana Summer

Witness

*Marjorie Rodrigue*  
Marjorie  
Rodrigue

Witness

*Dennis I. Ripley*  
DENNIS I. RIPLEY

*Adele C. Ripley*  
ADELE C. RIPLEY

STATE OF MAINE  
County of Kennebec, ss.

February 21, 1992

Then personally appeared the above named **DENNIS I. RIPLEY** and **ADELE C. RIPLEY** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Dana P. Summer*  
Notary Public

SEAL

My commission expires \_\_\_\_\_ 19 \_\_\_\_.

DANA P. SUMMER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES APRIL 10, 1994

RECEIVED KENNEBEC SS.

1992 FEB 28 AM 9:00

ATTEST: *Norman R. [Signature]*  
REGISTER OF DEEDS